

Our Ref: X13397
Your Ref: Area 20
Contact: Peter Lee

19 December 2014

The Secretary
The Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: The Secretary

Public Exhibition - Changes to Planning Controls in Area 20 Precinct

Reference is made to the public exhibition of changes to the planning controls for the Area 20 Precinct. This submission is made on behalf of the developer, Oracle Estates Pty Ltd, for the development of the subject on the corner of Cudgegong and Rouse Rd, Rouse Hill.

This submission seeks to increase the maximum building height from 12m under the *SEPP(Sydney Region Growth Centres) 2006* to at least 16m as envisaged in the Cudgegong Road Structure Plan on the subject site being No.96 Cudgegong Road, No.88 and 104 Rouse Road, Rouse Hill. The location of the site supports an increase in building height to at least 16m based on a number of factors including:

- Its close proximity to Cudgegong Station being located within an 800m pedestrian catchment of the station.
- Its position in relation to the Rouse Hill House Estate with the site not directly visible from Rouse Hill House Estate and that a 16m height limit as this would not interfere with views to/from Rouse Hill House Estate as identified in the Area 20 Precinct Public Domain and Landscape Strategy.
- The fact the site was identified in the Cudgegong Road Station Structure Plan (http://www.planning.nsw.gov.au/Portals/0/HousingDelivery/NWRL/Cudgegong_Structure_Plan.pdf) as being suitable for a building height of 16m.
- The orientation and topography of the site supports a 16m height limit with no adverse overshadowing caused to surrounding residential development, especially given the site is surrounded by sporting fields and park land.
- The site provides a preferred urban design outcome for medium density development with the benefit of being centered around an on-site local park. Such amenity provides a superior opportunity to support increased building height and higher density development. Further the site is located within walking distance to the amenities afforded by the Rouse Hill Regional Park.
- Due to fragmented ownership in Area 20 this site is one of only few amalgamated sites that can deliver the dwelling density targets and housing choice set by the department in the immediate future. A development application has already been lodged with BCC for this site.
- Due to BCC's insistence of requiring on lot water quality treatment on land zoned R3; this issue reduces the overall net developable area in Area 20 and negatively impacts on the dwelling density targets set by the department. These BCC requirements have the net effect of reducing the available building foot print available on sites, therefore additional high is required to compensate for this, to achieve required densities.

The Department of Planning & Environment are requested to consider this submission and amend the Building Height Map to increase from 12m to 16m in accordance with the building height envisaged for the subject site in the adopted Cudgegong Road Station Structure Plan.

1. Subject Site

The subject site is known as No. 96 Cudgegong Rd, No. 88 and 104 Rouse Rd, Rouse Hill being Lot 114 in DP 208203, Lots 1 and 2 in DP 540894. The site is zoned R3 – Medium Density Residential and part RE1 – Public Recreation – Local Open Space as shown on the zoning plan in Figure 1.

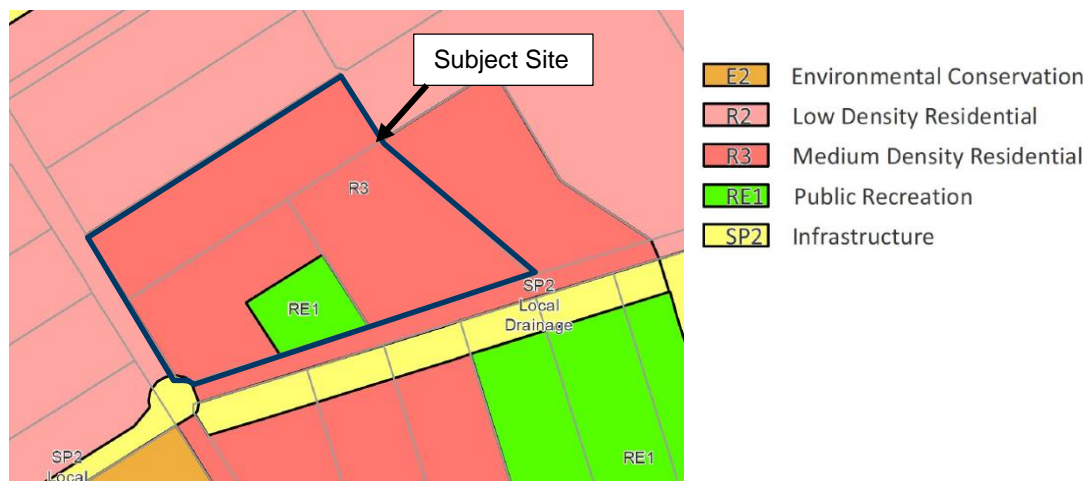


Figure 1: Extract from Zoning Map outlining Subject Site

2. Background

Oracle Estates is the developer of the site and is progressing with residential development for a mix of housing choice in the form of small lot housing, multi-dwelling housing and residential flat building development.

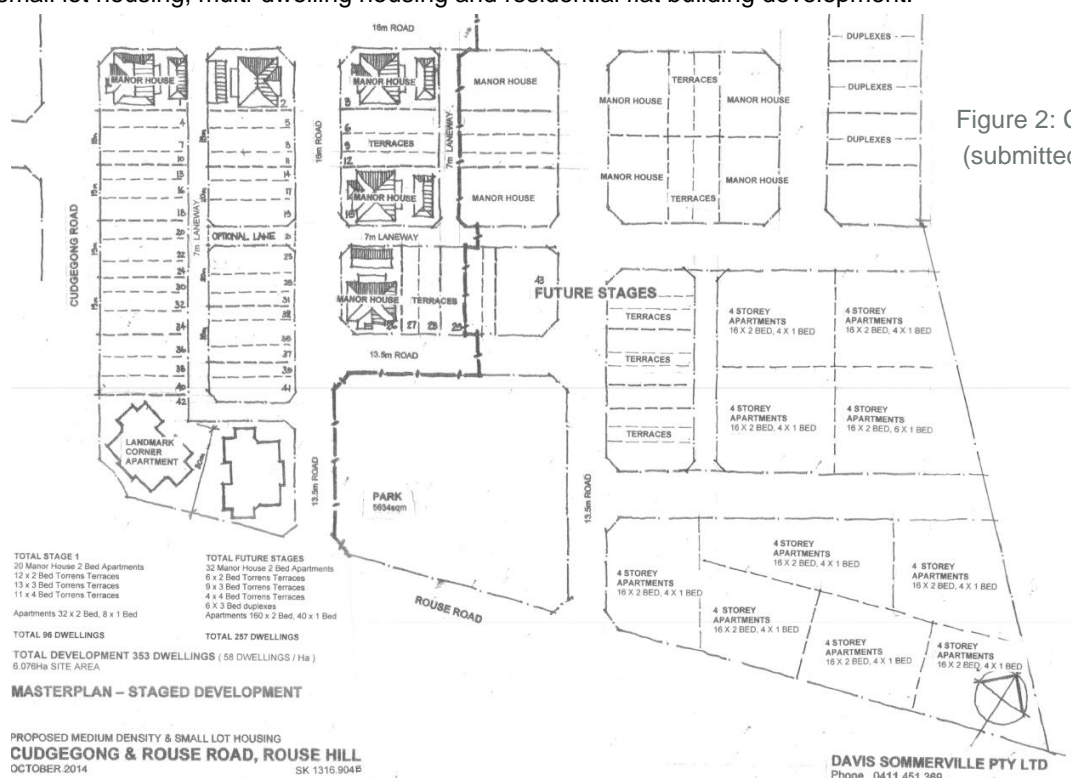


Figure 2: Concept Masterplan (submitted with DA 14-2354)

In accordance with the overall development strategy and masterplan for the site, a facilitating subdivision showing the road pattern and local park has been submitted to Blacktown Council being DA 14-2354 which is under assessment by the Council.

The intention of the developer is to lodge future development applications for small lot housing with residential flat building development at later stages around the local park in accordance with the masterplan as shown in Figure 2.

3. Area 20 – Building Height

The exhibited Height of Building controls propose a maximum building height of 12 metres. This building height control has not been altered for the subject site from the existing height control of 12 metres.

The submission on behalf of the developer is that the building height control should be increased from 12 metres to at least 16 metres.

The exhibited planning controls and explanation of the intended effect of the SEPP amendments in relation to Height of Buildings Map states:

“It is proposed to amend the Height of Buildings Map to increase building heights on land within and surrounding the town centre to respond to the railway station and provision of public transport.

- *Further north, height controls applying to land fronting Cudgegong Road have been increased to 16 metres”*

There is no stated planning rationale as to reasons why the 16 metre building height is limited to Cudgegong Road south of Rouse Road. The subject site is within the 800m pedestrian catchment as shown in Figure 3-2 Public Transport Network of the Development Control Plan.

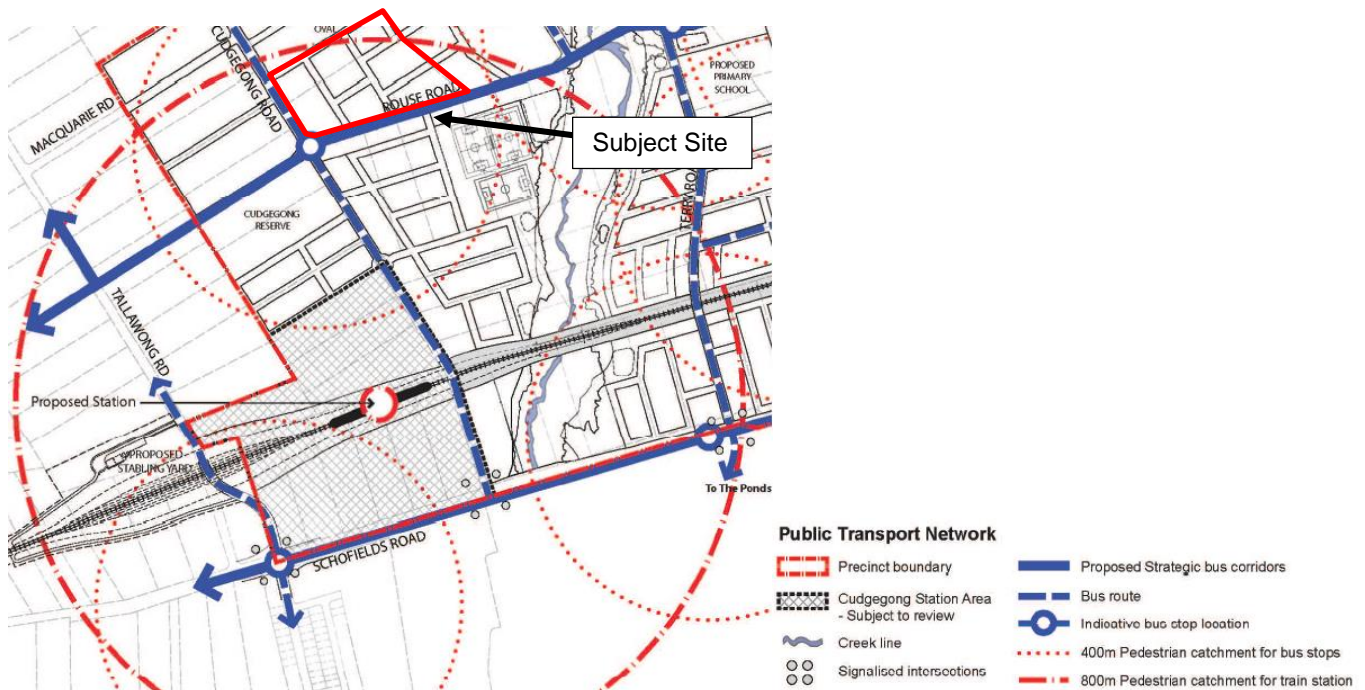


Figure 3: Public Transport Network from DCP

The walking distance is direct along Cudgegong Rd to the railway station from the site and there is no difference in development for the subject site compared to adjacent land in Cudgegong Rd which is proposed to have a 16 metre building height.

4. Area 20 – Indicative Layout Plan

The site is ideally placed for increased medium density development opportunity being in proximity to the railway station and having a preferred urban design outcome centred around the proposed local park. The indicative layout plan shows the development site centred on the park on the corner of Cudgegong and Rouse Roads with opportunity for increased residential development yield due to high residential amenity.

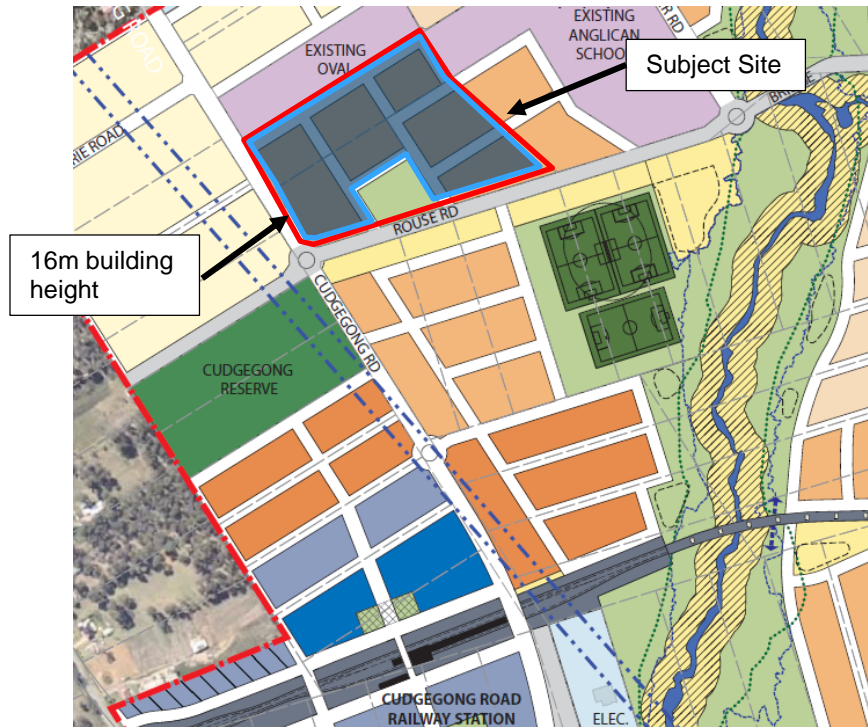


Figure 4: Indicative Layout Plan from DCP

The subject site has a 12m height difference from Rouse Road boundary to the northern property boundary. Any residential flat buildings would have regard to this significant fall of the site and be stepped up the slope of the site. The site is attractive for residential flat buildings with good views over the local park and the adjacent playing fields. Further, the increased height would not cause any adverse overshadowing impacts on surrounding residential development.

5. Cudgegong Road Station Structure Plan

The Cudgegong Road Station Structure Plan identifies the building height as 16m for the entire site as shown in Figure 5 below. This submission is seeking to increase the building height to 16m for the subject site as envisaged in the adopted Cudgegong Road Station Structure Plan.

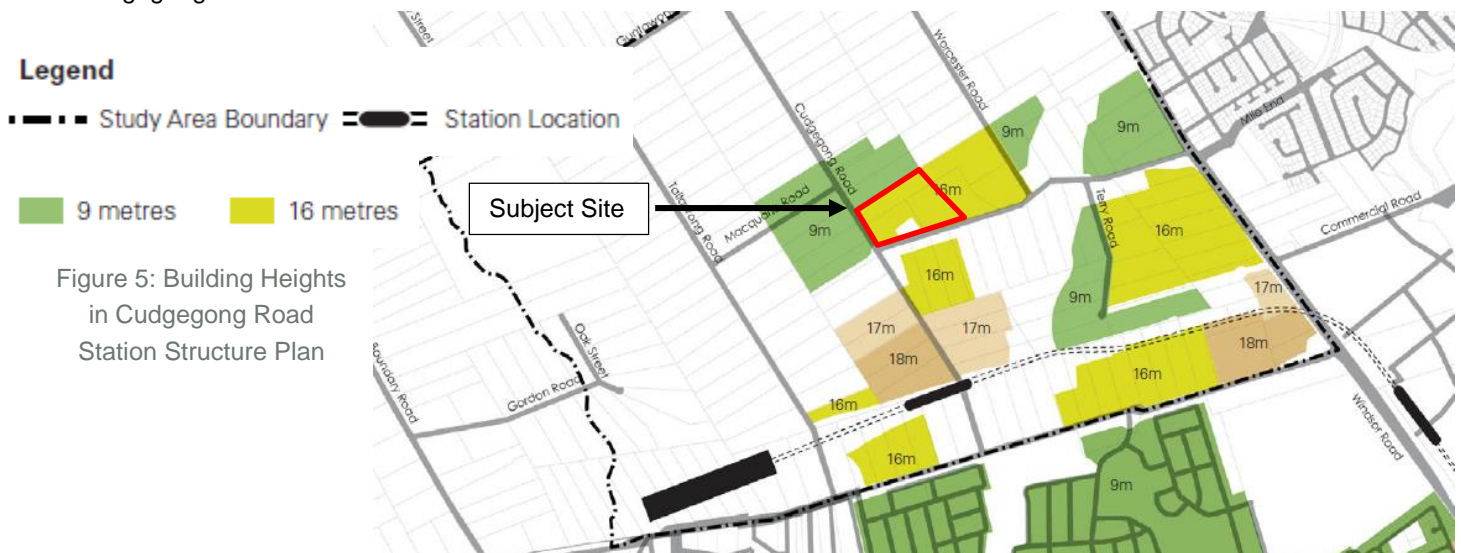


Figure 5: Building Heights in Cudgegong Road Station Structure Plan

6. Views to/from Rouse Hill House Estate

The location of the subject site supports a height of 16m as this site would not impact on the views to/from the heritage item, Rouse Hill House Estate as shown in Figure 6 being an excerpt of 'Figure 3: Views' from Area 20 Precinct Public Domain and Landscape Strategy.

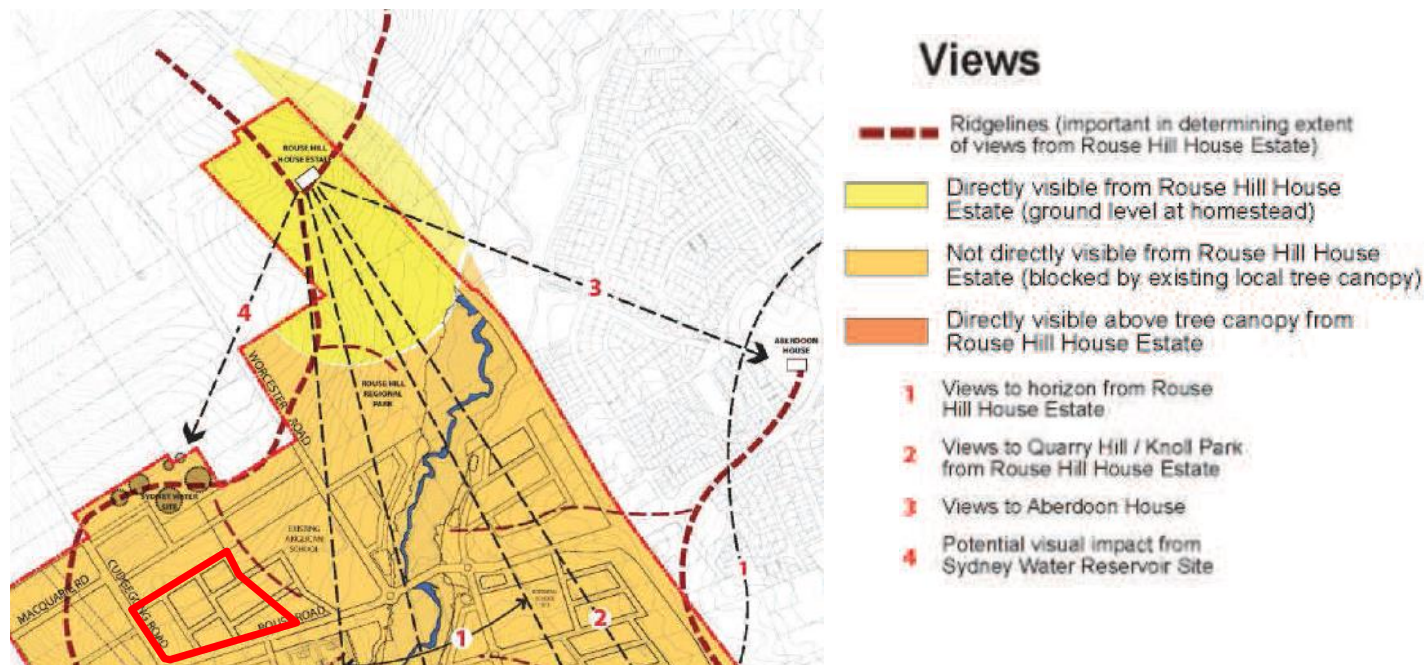


Figure 6: View Corridors

As shown in Figure 6, the subject site is within an area identified as being not directly visible from Rouse Hill Estate. There is also a ridgeline identified to the north-east of the site which is important in determining the extent of views from Rouse Hill House Estate. As such, the subject site supports an increase in building height to 16m as it will not have any adverse heritage impact.

7. Development Yield

To achieve the minimum residential density of 25 dwellings per hectare within the Floor Space Ratio of 1.75:1, it is necessary for the development to provide a range of housing forms.

The concept masterplan envisages 2 storey small lot housing development along the higher elevation of the site on its northern edge. To achieve the required density, more intense development in the form of residential flat buildings is proposed along the Rouse Road frontage of the site. The lower elevation of Rouse Road part of the site can achieve increased building height, particularly the area centred around the local park. To achieve the density within the Floor Space Ratio it is considered necessary to increase the building height from 12 metres (3-4 storeys) to 16 metres (4-5 storeys) for development on the site. This would make the development more economically viable considering the impositions placed on development in the growth centre precincts such as water quality measures.

It is important to note that due to BCC's insistence of requiring on lot water quality treatment on land zoned R3; this issue reduces the overall net developable area in Area 20 and negatively impacts on the dwelling density targets set by the department. These BCC requirements have the net effect of reducing the available building foot print available on sites; increases the construction cost of housing for home owners and provides an inferior residential amenity outcome and reduces the liveability of small lot housing. These requirements are completely contrary to the objectives of the Diversity Package rules and need to be addressed.

8. Suggested SEPP Amendment – Building Height

The site is ideally located for increased building height being in walking distance to the railway station and has opportunity for a high residential amenity centred around a local park.

This submission is seeking to increase the building height from 12 metres to at least 16 metres for the entire site. The suggested building height plan should be in accordance with Figure 7.



Figure 7: Amended Height of Buildings Map

The Department are requested to consider this submission and amend the Building Height Map to increase from 12m to 16m in accordance with the building height envisaged for the subject site in the adopted Cudgegong Road Station Structure Plan. A further increase in building height should also be considered adjoining Rouse Road and around the local park as this area is perfectly positioned to provide a superior location for the construction of Residential Flat Buildings and provide increased dwelling densities with a very high degree of residential amenity.

Should you have any questions please contact me on (02) 8808 5000.

Yours Sincerely
Calibre Consulting

Peter Lee

Manager - Planning